

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 27, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROJECT #: Special Permit #04067, Use Permit #139A

PROPOSAL: To remove a portion of the existing use permit and incorporate that portion into a special permit for a community unit plan, and increase the use permit area to meet the minimum area requirement for the I-3 district.

LOCATION: Generally located south of NW of the I-80 and N. 27th Street interchange.

WAIVER REQUEST:

Special Permit:

Sidewalk on one side of the private road	Minimum lot depth
Minimum lot area	Average lot width
Front yard setback	Side yard setback
Rear yard setback	Double frontage lots
Private road Design Standards	Design Standards for curb and gutter
Preliminary plat process	

LAND AREA:	Special Permit:	23 acres, more or less.
	Use permit:	52 acres, more or less.

CONCLUSION: With conditions the requests are in conformance with the Comprehensive Plan, Comprehensive Plan Amendment and Subdivision and Zoning Ordinances.

RECOMMENDATION: Special Permit

Conditional approval

Waivers:

Sidewalk on one side of private road:	Denial
Preliminary plat process:	Approval
Minimum lot depth:	Approval
Minimum lot area:	Approval
Average lot width:	Approval
Front yard setback:	Approval
Side yard setback:	Approval
Rear yard setback:	Approval
Double frontage lots:	Approval
Private road Design Standards for inverse crown:	Approval
Private road Design Standards for turnaround geometry	Approval
Design Standards for curb and gutter:	Approval

Use Permit:

Conditional approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: I-3, Industrial Park, AG, Agricultural.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	B-2
South:	Interstate	AG
East:	Undeveloped	AG
West:	Undeveloped	R-3

ASSOCIATED APPLICATIONS: Annexation #05009, Comprehensive Plan Amendment #05013, Change of Zone #04081.

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Industrial and Environmental Resources in the Comprehensive Plan. (F-25)

- F-54 Saline and Freshwater Wetlands – Wetlands provide distinctive habitat opportunities for various plants and animals, as well as offering flood control and water filtration benefits. Lancaster County is home to about 1,200 acres of very rare Eastern Nebraska Saline Wetlands. These wetlands offer a specialized habitat to several threatened and endangered species, including the Saltwort and Salt Creek Tiger Beetle. Lancaster County is the only place in the world where the Tiger Beetle exists. Owing to a dwindling Beetle population and the growth of the city, the National Fish and Wildlife Service is considering placing the Beetle on the Federal Threatened and Endangered Species list. The City and County are investigating ways to protect and preserve the unique habitat offered by the saline wetlands. This may include a blend of land uses stressing education, parks, floodplain, and low intensity development.
- F-65 Guiding Principals of Residential - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.
- F-66 The guiding principles for new neighborhoods are a combination of principles found in this section in addition to the principles for all other sections within the plan, such as Business and Commerce and Mobility and Transportation. A neighborhood is more than housing – great neighborhoods combine all the elements of parks, education, commercial areas, the environment and housing together in one place.
- F-67 Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;

Similar housing types face each other: single family faces single family, change to different use at rear of lot

Parks and open space within walking distance of all residences;

Multi-family and elderly housing nearest to commercial area;

Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

HISTORY: Use Permit #139 with 500,500 square feet of employment center floor area. was approved by the City Council in August 2001.

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

UTILITIES: Available to the site.

TOPOGRAPHY: The grade drops at the property line adjacent the Interstate, leaving the site lower than the Interstate approximately 10' on the east portion of the site, the west portion of the site is generally level with the interstate right of way grade at the property line.

TRAFFIC ANALYSIS: Interstate 80 is classified as an Urban/Rural Interstate & Expressway and Humphrey Avenue is a local road built to commercial standard.

ENVIRONMENTAL CONCERNS:

There are existing wetlands in the area shown as Environmental Resources in the Comprehensive Plan. The use permit site plan indicates these to be located in an outlot for preservation. It appears that there is grading proposed in this area. Any grading may require a 404 permit.

The Lincoln Lancaster County Health Department indicates that noise levels will be high due to the proximity of the interstate to the proposed residential units. The Nebraska Department of Roads indicated concern with proximity of residential to the Interstate due to noise levels. The Nebraska Department of Roads indicated in their attached letter the 71 DBA noise level line as it crosses this property. Both the Lincoln Lancaster County Health Department and the Nebraska Department of Roads believe that noise buffers should be installed with this project and a note should be added to the site plan to indicate as such. The Nebraska Department of Roads specifically requested an earthen berm and noise wall in combination. Planning staff believes that the design of the houses along the Interstate provides some buffer due to the garage at the rear of the house, but believes additional mitigation should be provided to the satisfaction of the Nebraska Department of Roads and Lincoln Lancaster County Health Department.

The proximity of residential to potentially hazardous materials is a concern when a residential district abuts an industrial district. A note on the site plan of the use permit indicates that the storage of potentially hazardous materials will be restricted within 300' of the adjacent residential. This was a condition of the original annexation agreement and a note on the original use permit.

ANALYSIS:

1. This is a request to remove a portion of the existing use permit (approximately 22 acres) for development as a community unit plan with 124 dwelling units. The use permit must then be expanded (by approximately 22 acres) to meet the minimum area for the I-3 district (50 acres) with 478,455 square feet of employment center floor area. There is an associated Comprehensive Plan Amendment to replace the Industrial with Urban Residential, an application to change the zone from I-3 to R-3 and AG to I-3, and an annexation for the new I-3 area, approximately 22 acres.
2. The request for the community unit plan includes waivers to sidewalk on one side of the private road, minimum lot depth, minimum lot area, average lot width, front yard setback, side yard setback, rear yard setback, double frontage lots, private road Design Standards, Design Standards for curb and gutter, and the preliminary plat process.
3. The applicant indicated this is an innovative design of the cul-de-sacs, which led to a smaller parkway which made it difficult to provide a sidewalk as well as enough space to gain access to the utilities for maintenance purposes without having to replace the sidewalk. The applicant also indicated that the cul-de-sacs serve a small number of units and pavement is proposed without curb and gutter allowing wheelchair access from either side. See attached exhibit.
4. Planning staff believes that sidewalks should be provided on both sides of all private roadways, and is an important safety feature for pedestrians. Sidewalks provide a safe place for people of all ages to walk, and or bike. Planning staff believes the problems cited by the applicant are self created and that minor redesign will provide the necessary area for the sidewalk. Planning staff believes the requests to modify front, side and rear yard setbacks, minimum lot width, depth and area are acceptable as this is a unique neighborhood concept. The coordination of the preliminary plat with the special permit process is an effective mechanism to streamline the development process and Planning staff recommends approval.
5. The Use Permit indicates 478,455 square feet of employment center floor area. The original use permit indicated 500,500 square feet of floor area. The revised floor area is acceptable to the Planning Department and is consistent with the original approval for the employment center. There are no waivers requested with this amendment to the use permit.

6. The Public Works and Utilities Department had several comments in their attached memo.
7. The Emergency Communications 911 Center indicated Lucca Place approximates an existing street name, Luke Street. This street name must be changed.
8. The Fire Department indicated a concern with lack of facilities and resources in the area and increased response times.
9. The Lincoln Electric System requested additional easements and notes.
10. Watershed Management had several comments in their attached memo.
11. The United States Fish and Wildlife Service indicated they will have comments prior to the Planning Commission hearing.

SPECIAL PERMIT CONDITIONS:

Site Specific:

1. This approval permits 124 dwelling units with waivers to minimum lot depth, minimum lot area, average lot width, front yard setback, side yard setback, private roadway standards for inverse crown, private roadway cul-de-sac geometry, rear yard setback, double frontage lots, and preliminary plat process.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

To complete the paving of private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the streets and along the south side of Humphrey Avenue as shown on the final plat within four (4) years following the approval of the final plat.

to construct the sidewalk in the pedestrian way easements at the same time as the adjacent street is paved and to agree that no building permit shall be issued for construction on the adjacent lots on both sides of easement until such time as the sidewalk in the pedestrian way easement is constructed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along all streets within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights along all streets within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along all streets within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to perpetually maintain the sidewalks in the pedestrian way easements on (indicate the Lot Block) at their own cost and expense.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Humphrey Avenue from Lots 1-3, 16-20, 33-35, Block 1, Lots 1 and 50, Block 3.

General:

2. Before receiving building permits:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 A revised site plan including 6 copies showing the following revisions:

2.1.1.1 Noise mitigation measures to the satisfaction of the Lincoln Lancaster County Health Department.

2.1.1.2 Remove unnecessary waivers from the waivers table and add the waiver to turnaround geometry.

2.1.1.3 Include a detail on the site plan showing the common drive access for lots sharing access in Block 3.

2.1.1.4 Utility Easements to the satisfaction of the Lincoln Electric System.

2.1.1.5 Street names that do not approximate nor duplicate existing street names.

2.1.1.6 Revisions to the satisfaction of the Public Works and Utilities Department.

2.1.2 A permanent final plan with 5 copies as approved.

2.1.3 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.

2.1.4 The construction plans comply with the approved plans.

2.1.5 Final plat(s) is/are approved by the City.

2.2 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the dwelling units all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

USE PERMIT CONDITIONS:

Site Specific:

1. This approval permits 478,455 square feet of employment center floor area.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 2.1.1 A revised site plan showing the following revisions:

- 2.1.1.1 Indicate how floor area is distributed by use type, or reference the required use type ratios as required by the I-3 district.
- 2.1.1.2 Utility Easements to the satisfaction of LES.
- 2.1.1.3 Revisions to the satisfaction of the Public Works and Utilities Department.
- 2.1.1.4 Revisions to the satisfaction of the Watershed Management section of the Public Works and Utilities Department.
- 2.1.2 A permanent reproducible final site plan as approved.
- 2.2 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.
- 2.3 The construction plans comply with the approved plans.
- 2.4 Final plat(s) is/are approved by the City.
- 2.5 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

- 3. The following conditions are applicable to all requests:
 - 3.1 Before occupying this employment center all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: April 14, 2005

**APPLICANT/
OWNER:** Stone Bridge Creek LLC
3801 Union Drive, Suite 102
Lincoln, NE 68516
(402) 494-5650

CONTACT: Jason Thiellen
Engineering Design Consultants
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68521



2002 aerial

Special Permit #04067 **Stone Bridge Creek** **Humphrey Ave & Redstone Rd.**

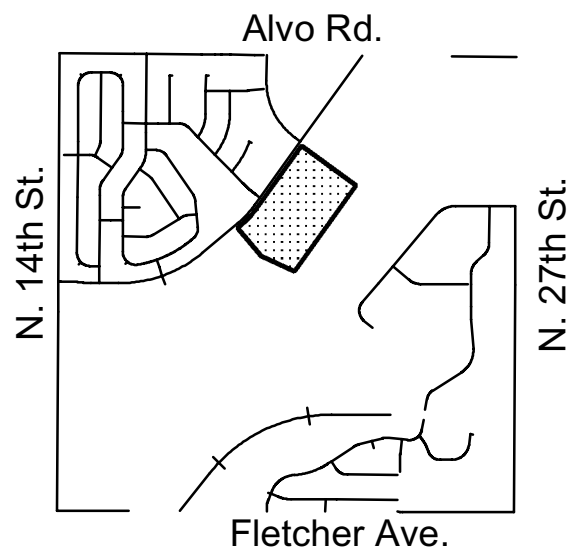
Zoning:

R-1 to R-8 Residential District
 AG Agricultural District
 AGR Agricultural Residential District
 R-C Residential Conservation District
 O-1 Office District
 O-2 Suburban Office District
 O-3 Office Park District
 R-T Residential Transition District
 B-1 Local Business District
 B-2 Planned Neighborhood Business District
 B-3 Commercial District
 B-4 Lincoln Center Business District
 B-5 Planned Regional Business District
 H-1 Interstate Commercial District
 H-2 Highway Business District
 H-3 Highway Commercial District
 H-4 General Commercial District
 I-1 Industrial District
 I-2 Industrial Park District
 I-3 Employment Center District
 P Public Use District

One Square Mile
 Sec. 36 T11N R6E

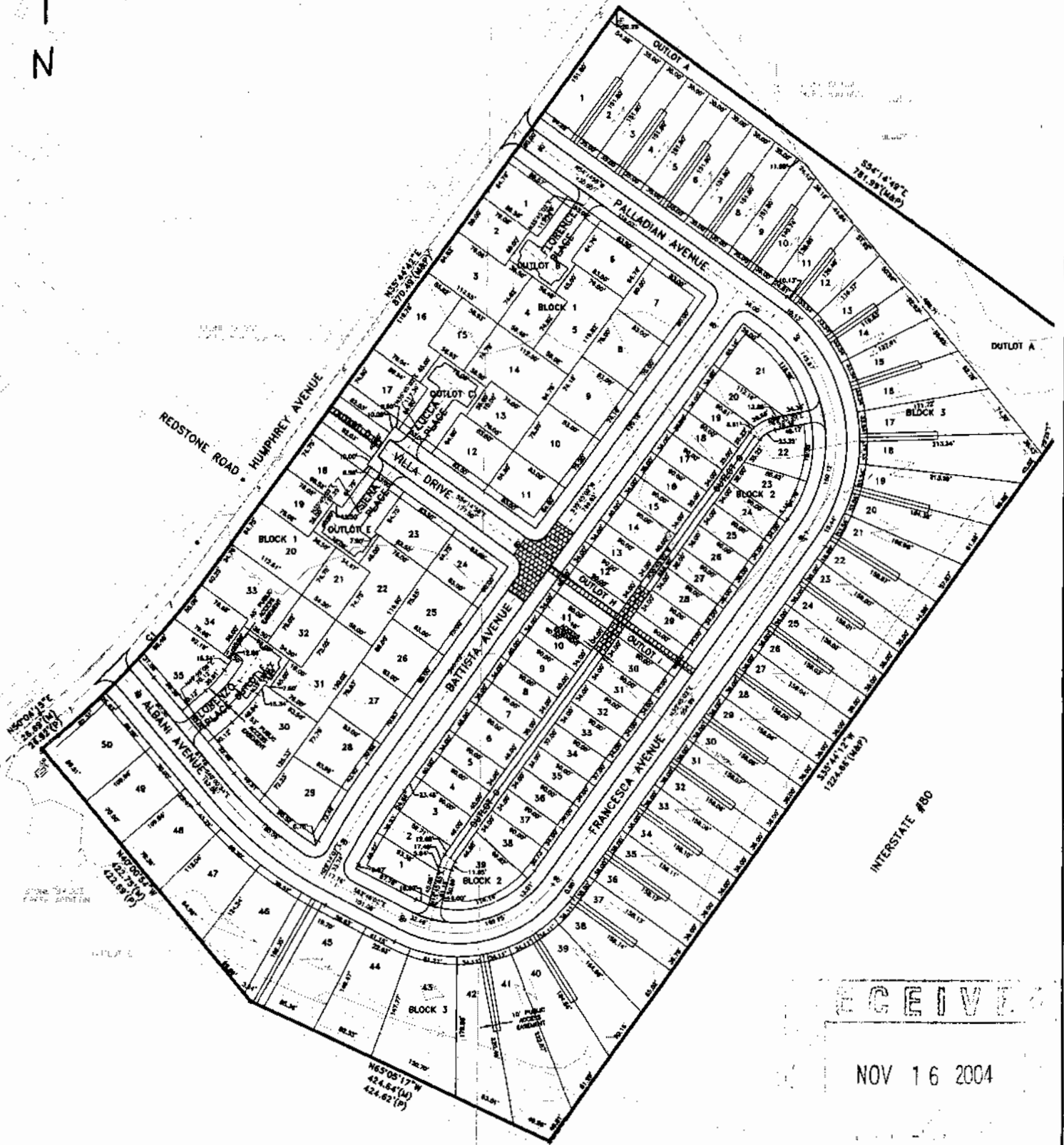


Zoning Jurisdiction Lines
 City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

Projects 04-033\dezerop\dwg\prelim\plot\exhibits\PP_site.dwg, SITE PLAN EXHIBIT, 11-11-2004 4:20:03 PM, Srigunic, 11



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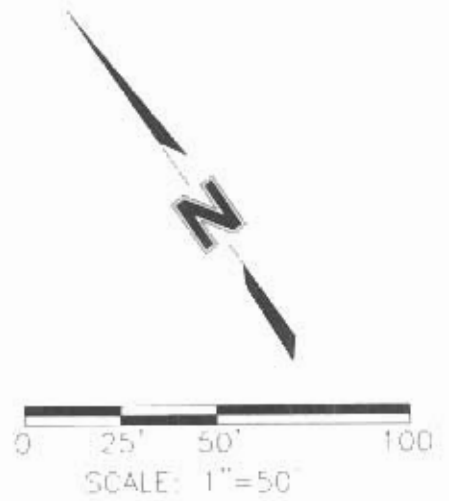
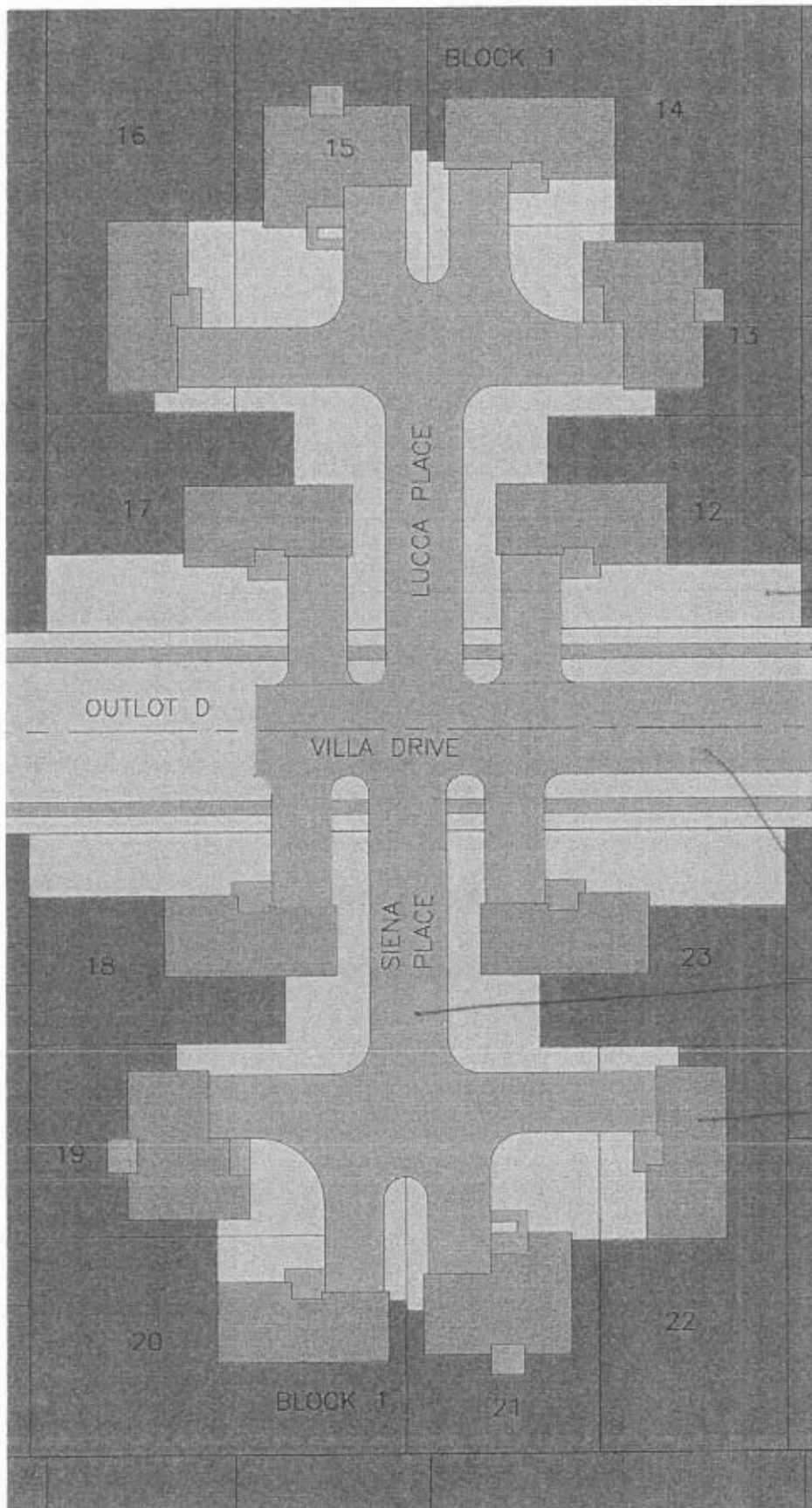
NOV 16 2004



Stone Bridge Creek - The Villas
SITE PLAN EXHIBIT
CITY, LINCOLN, NEBRASKA

Drawn By: SFG
Dwg.: PP_site
Date: 11/11/04
Job#: 04-033

SHEET
1 OF 1



greenspaces

sidewalks

drives

house

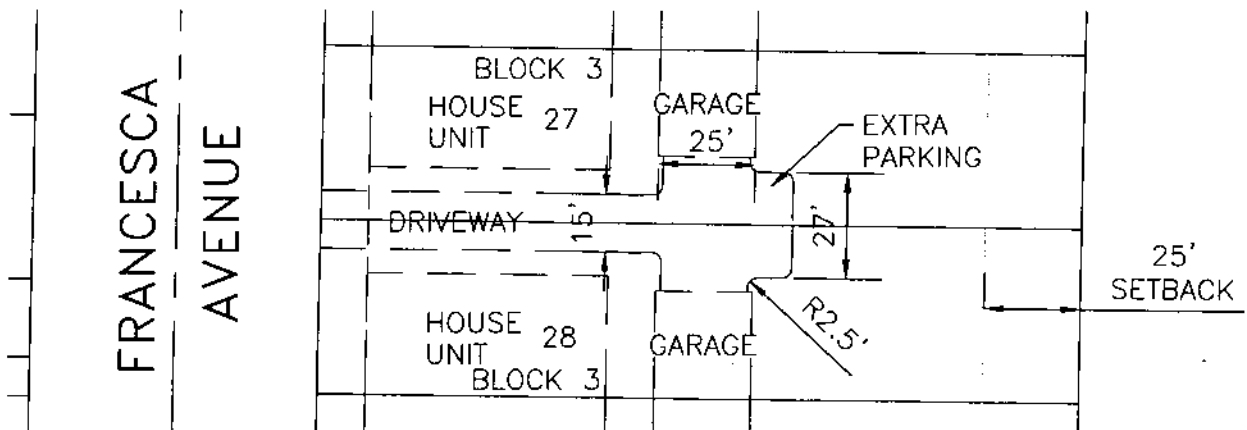
REVISED

NOV 16 2004

Stone Bridge Creek - The Villas
Cul-de-Sac Concept Exhibit



0 20' 40' 80'
SCALE: 1"=40'



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NOV 16 2004

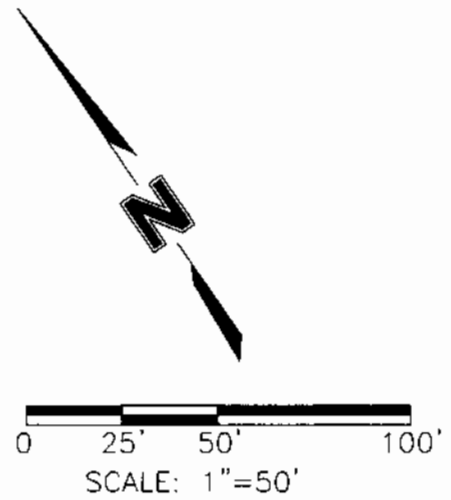


2200 Packer Ave., Suite 100 Lincoln, NE 68501
402-438-4214 • Fax 402-438-4225

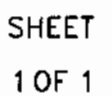
Stone Bridge Creek - The Villas
Common Lot Driveway Exhibit
Lincoln, Nebraska

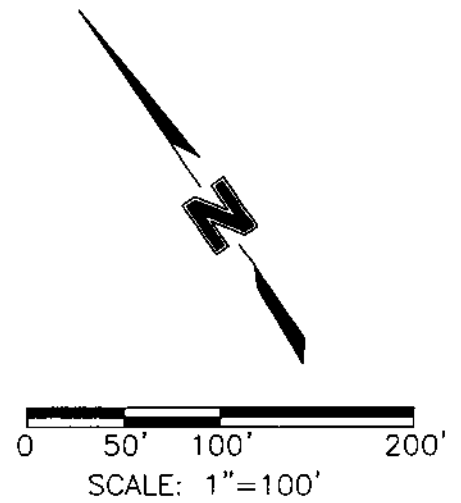
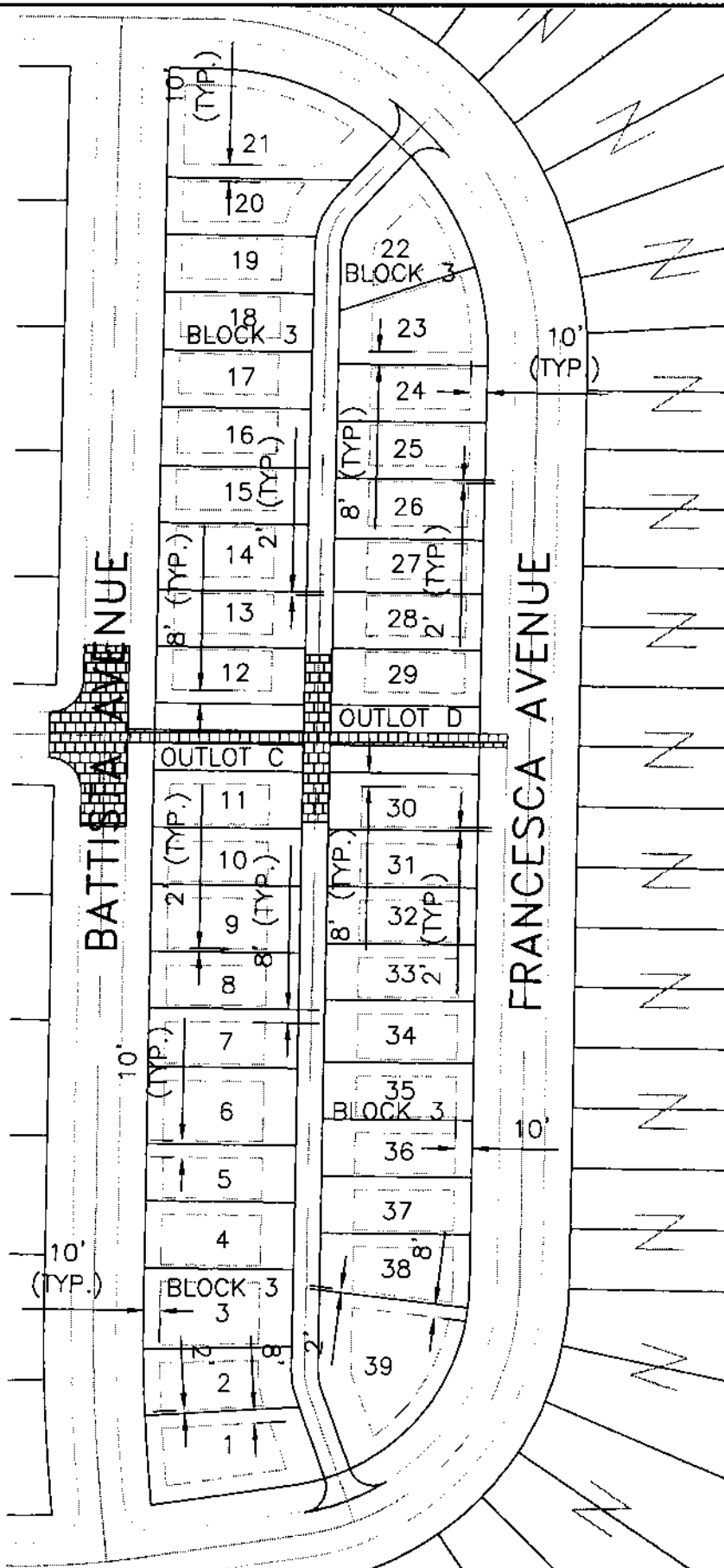
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Dwg.: buildingpadsite
Date: 11/11/04
Job#: 04-033

SHEET
1 OF 1



NOV 16 2004





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NOV 16 2004



Stone Bridge Creek - The Villas
Side Yard Setback Exhibit
 Lincoln, Nebraska

Drawn By: CNS
 Dwg.: Side yard-blk3
 Date: 11/11/04
 Job#: 04-033

SHEET
1 OF 1

STONE BRIDGE CREEK VILLAS CUP +
CHANGE OF ZONE (I-3 TO R-3)

LOT 1, BLOCK 5, STONE BRIDGE CREEK ADDITION, LOCATED IN THE
NORTHEAST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 11 NORTH,
RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY,
NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5, STONE
BRIDGE CREEK ADDITION ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF
HUMPHREY AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF
HUMPHREY AVENUE FOR THE NEXT 4 CALLS, N50°04'15"E, 26.89 FEET; THENCE
NORTHEASTERLY ON A 1,236.00 FEET FOOT RADIUS CURVE TO THE LEFT, AN
ARC LENGTH OF 307.20 FEET (LONG CHORD BEARS N42°52'12"E, 306.41 FEET);
THENCE N35°44'42"E, 870.49 FEET; THENCE S54°14'49"E, 781.99 FEET TO THE
NORTH RIGHT-OF-WAY LINE OF INTERSTATE #80; THENCE ON SAID NORTH
RIGHT-OF-WAY LINE, S35°44'12"W, 1,224.66 FEET; THENCE N65°05'17"W, 424.64
FEET; THENCE N40°00'54"W, 422.75 FEET TO THE POINT OF BEGINNING,
CONTAINING 991,850.87 SQUARE FEET (22.77 ACRES) MORE OR LESS.

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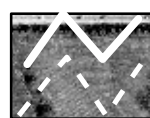
2002 aerial

Use Permit #139A Humphrey Ave. & Redstone Rd

Zoning:

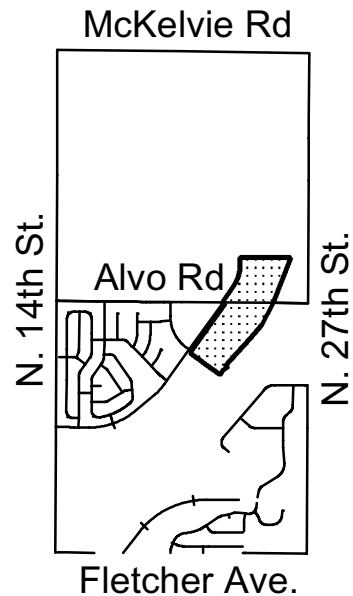
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Mile
Sec. 25 T11N R6E
Sec. 36 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



USE PERMIT LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 2, BLOCK 5, STONE BRIDGE CREEK ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, AND A PORTION OF LOTS 39, 47, 49 & 50 IRREGULAR TRACTS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, ALL LOCATED IN TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, STONE BRIDGE CREEK ADDITION, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ON THE SOUTHWEST LINE OF SAID LOT 2, N54°14'49"W, 781.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HUMPHREY AVENUE; THENCE ON SAID EAST RIGHT-OF-WAY LINE, N35°44'42"E, 1,282.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING ON THE SOUTH LINE OF SAID LOT 39 IRREGULAR TRACT; THENCE ON SAID SOUTH LINE, N89°31'36"W, 88.20 FEET; THENCE N35°45'02"E, 419.00 FEET; THENCE NORTHERLY ON A 814.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 642.41 FEET (LONG CHORD BEARS N13°08'30"E, 625.87 FEET); THENCE S90°00'00"E, 1,064.73 FEET TO THE EAST LINE OF SAID LOT 50 IRREGULAR TRACT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ON SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 7 COURSES, S20°55'40"W, 1,026.18 FEET; THENCE S28°16'42"W, 495.92 FEET; THENCE S39°44'07"W, 395.97 FEET; THENCE S42°30'08"W, 774.29 FEET; THENCE S89°38'56"E, 73.98 FEET; THENCE S50°54'08"W, 146.07 FEET; THENCE S35°44'12"W, 104.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2,254,227.80 SQUARE FEET (51.75 ACRES) MORE OR LESS.



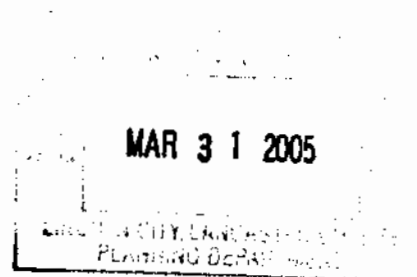
Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

March 31, 2005

Rebecca Horner
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Stone Bridge Creek
Amendment to Use Permit #139
Change of Zone
Annexation Request
EDC Job #04-033-100



Dear Mrs. Horner,

On behalf of Engineering Design Consultants, L.L.C client, Stone Bridge Creek L.L.C, the following applications are hereby submitted for processing per the subdivision review process in conjunction with the Stone Bridge Creek – The Villas; Community Unit Plan submittal:

1. Amendment to Use Permit #139
2. Change of Zone from AG to I-3

The following changes have been made to the above referenced Use Permit:

1. Lot 1, Block 3 has been removed from the Use Permit Boundary to allow for the Stone Bridge Creek – The Villas; Community Unit Plan residential development.
2. Lot 3, Block 3 has been added to the Use Permit Boundary to maintain 50 acres of I-3 zoned property within the Stone Bridge Creek Use Permit.
3. Land Use Table
 - a. Lot 1, Block 3, R – 3, 22.77 Acres, - Removed from use permit (see Stone Bridge Creek – The Villas; Community Unit Plan).
 - b. Lot 2, Block 3, I – 3, 29.93 Acres, 191,250 Square Feet
 - c. Lot 3, Block 3, I – 3, 21.82 Acres, 287,205 Square Feet
4. The site includes a proposed wetlands mitigation area scheduled for construction this spring in accordance with the approved USACE 404 Permit. A 30 foot vegetative buffer will be maintained between the wetlands and the proposed building envelopes. The wetlands will be final platted as an outlot with future adjacent final plats. General Site

Stone Bridge Creek
Amendment to Use Permit #139
Change of Zone
Annexation Request
EDC Job #04-033-100
March 30, 2005
Page 2

Note #22 stating, "MITIAGTED WETLANDS SHALL BE FINAL PLATTED AS AN OUTLOT," has been added to ensure this action will be taken.

5. General Site Note #23 stating, "EVES, OVERHANGS, WINDOW SIDINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ETC. CAN ENCROACH OVER THE BUILDING ENVELOPE AND SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIRMENTS," has been added to the General Site Notes.

6. Individual lot landscape plans shall be reviewed at time of building permits.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

Engineering Design Consultants, LLC



Jason Thiellen
Land Planner

Enclosed
6 Sets of Sheets 1 - 6
21 Copies of Sheet 2
Annexation Exhibit
Change of Zone Exhibit
Check for \$1110.00
Ownership Certificate



Engineering Design Consultants

March 31, 2005

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

Rebecca Horner
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

MAR 31 2005

RE: Stone Bridge Creek - The Villas
Community Unit Plan
Addendum to submittal letter
EDC Job #04-033-25

SP04067

Dear Mrs. Horner,

On behalf of Engineering Design Consultants client, Stone Bridge Creek L.L.C, the following changes have been made to the first submittal for the above referenced Community Unit Plan:

1. Outlot "J" has been added to the plans and is denoted as a "Public Access and Utility Easement."
2. A waiver to Title 26 – Section 26.03.095 is requested to provide only one sidewalk along a private roadway. The waiver is requested as the innovative design of the cul-de-sacs required a non-typical public access and utility easement and required that the roadway to be shifted within the easement to provide adequate distance between the sanitary sewer and the water main per City of Lincoln Design Standards. The shift in the roadway created a smaller parkway on one side of the easement making it difficult to provide a sidewalk as well as enough space to gain access to the main for maintenance purposes without having to replace the sidewalk. In addition, the cul-de-sacs serve a small number of units and pavement will not include curb and gutter allowing wheelchair access from either side of the street.
3. The brick pavers in the public street previously shown on the first submittal plans have been removed except in the private outlots and alleyway.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.



Jason M. Thiellen
Land Planner

Enclosure



Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

November 12, 2004

Rebecca Horner
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Stone Bridge Creek - The Villas
Community Unit Plan
Change of Zone
EDC Job #04-033-025

Dear Becky,

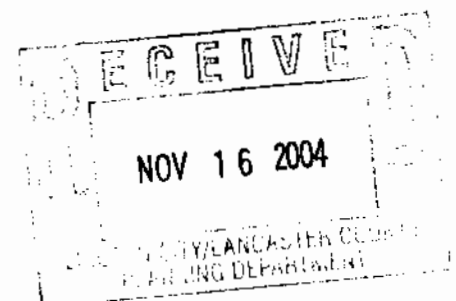
On behalf of Engineering Design Consultants client, Stone Bridge Creek L.L.C, the following applications are hereby submitted per the subdivision review process:

1. Application for a Community Unit Plan.
2. Application for a Change of Zone.

Stone Bridge Creek – The Villas is a development that embodies innovative design along with practical solutions to compact development on smaller tracts of land to create an identity for the neighborhood as well as provide connectivity to the entire Stone Bridge Creek development. The Villas neighborhood will provide an aesthetic streetscape by making the facades of the homes the prominent street feature by locating garages towards the rear of the homes, reducing the front yard setback, encouraging architectural diversity in each home through design standards, and requiring front porches to promote neighborhood interaction. A 40 foot wide landscaped green space runs through the middle of the neighborhood featuring an 8 foot wide brick pedestrian path, ornamental lighting, and park benches connecting to the bike trail along Humphrey Avenue providing open space and recreational activity space for the neighborhood. The Villas neighborhood also features a unique cul-de-sac design that allows for several different housing types all on one cul-de-sac providing housing for a variety of users from the empty nester to the young professional to the family of four. The Villas will be an exciting and interesting development that will fit well within the Stone Bridge Creek development.

The Community Unit Plan includes the following:

1. The existing zone is I-3 and the proposed zone is R-3.



2. An amendment to the Stone Bridge Creek Use Permit #139 removing Lot 1, Block 13 from Use Permit #139 is being submitted in coordination with the above referenced Special Permit.
3. Total Usage:
 - a. 84 Single Family Lots
 - b. 40 Attached-Single Family Lots
 - c. 9 Outlots
 - d. 133 Total Lots
 - e. 3 Total Blocks
 - f. 124 Total Units
4. Lots and Use:
 - a. Lots 1 – 35, Block 1 – Single Family
 - b. Lots 1 – 39, Block 2 – Single Family
 - c. Lots 1 & 42, Block 3 – Single Family
 - d. Lots 2 – 41, Block 3 – Attached Single Family
 - e. Lots 43 – 50, Block 3 – Single Family
5. Outlots and Use:
 - a. Outlot 'A' – Open Space/Utility Easement
 - b. Outlot 'B' – Public Access & Utility Easement
 - c. Outlot 'C' – Public Access & Utility Easement
 - d. Outlot 'D' – Public Access & Utility Easement/Open Space
 - e. Outlot 'E' – Public Access & Utility Easement
 - f. Outlot 'F' – Public Access & Utility Easement
 - g. Outlot 'G' – Public Access & Utility Easement
 - h. Outlot 'H' – Public Access & Utility Easement/Open Space
 - i. Outlot 'I' – Public Access & Utility Easement/Open Space
6. Lots 1 – 21, Block 2 relinquish direct vehicular access to Battista Avenue. An alley is provided for Block 2 to provide rear access for these lots.
7. Lots 22 – 39, Block 2 relinquish direct vehicular access to Francesca Avenue. An alley is provided for Block 2 to provide rear access for these lots.
8. The side yard setbacks for Lots 1 – 39, Block 2 will be set at 2 feet on the non-active side of the lot and 8 feet on the active side of the lot to help create useable side yard space for each unit maintaining 10 feet between each unit. Building pads will be set on the lots to ensure that the side yard setback is maintained properly between each unit (See side yard setback exhibit).
9. Lots 1 – 42, Block 3 relinquish direct vehicular access to Palladian Avenue and Francesca Avenue except where common access easements are located. A shared drive along lot lines of non-attached units leading to garage sites at the

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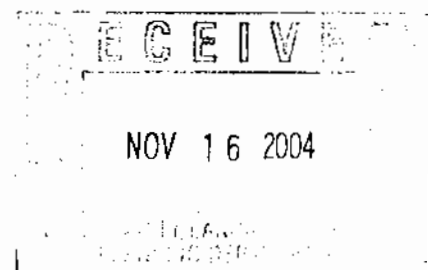
NOV 16 2004

rear of the dwelling unit is provided to ensure that the streetscape of Francesca and Palladian Avenue will be maintained. Additional parking spaces will be located at the back of each common drive giving each dwelling unit additional space for other vehicles (See common lot driveway exhibit).

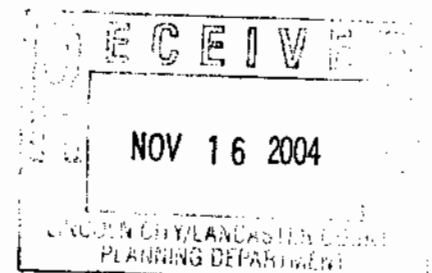
10. Site Specific Note # 15 has been added and reads, 'FRONT LOADING AND SIDE LOADING GARAGES TO BE LOCATED A MINIMUM OF 22' FROM THE PROPERTY LINE FOR LOTS 7 - 11 & 24 - 29, BLOCK 1 AND LOTS 43 - 50, BLOCK 3.' Note #15 has been added to ensure that garages for these lots will not be the prominent feature of the lot and located towards the rear of the lot keeping the streetscape consistent throughout the block. Note #15 will also ensure that dwelling unit's front yard setback will not be any larger than 10 feet as the lot depth is not large enough to accommodate the required garage location and meet a rear yard setback.
11. Site Specific Note #16 has been added and reads, "GARAGES MAY BE LOCATED ON EITHER FRONTAGE OF THE LOT AND MUST BE LOCATED A MINIMUM OF 22' FROM THE PROPERTY LINE FOR LOTS 1, 6, 7, 11, 12, 23, 24, 29, 30 & 35, BLOCK 1." Note #16 will allow more flexibility for housing types and design by allowing garage to be located on either side of corner lots. The note is written to ensure that garages provide the minimum footage for parking stalls and keep the front of the dwelling unit as the prominent feature of the unit and maintain a consistent streetscape.
12. The cul-de-sac lots are setup specifically to create a new look for the development and a sense of community and identity with the design. The cul-de-sac lots will have building pads set for each lot ensuring the look and placement of each unit within the cul-de-sacs. Driveways for each unit will be long enough to provide parking in each driveway. The flag lots located within the cul-de-sacs are essential to achieving a functional design and the overall look of this element of the development. The cul-de-sac's provide different sized lots allowing for several different housing sizes that can be marketed to the young single professional, empty nesters looking to down size, or the family of 4 looking for a good neighborhood to raise their children (See colored cul-de-sac exhibit).
13. Outlots A, D, H, and I, are reserved for open space and a pedestrian way through the development providing access to the bike path along Humphrey Avenue. The pedestrian way will include a landscaped walkway, benches, ornamental lighting, and green space. Brick pavers will be used for the pedestrian trail through each Outlot and at the intersections of the alley and Battista Avenue. The brick pedestrian way will help give the development an identity and provide safety for crossing pedestrians as the transition from pavement to brick will change the sound and feel of the vehicle at the intersections letting drivers know that a pedestrian crossing is coming up and they need to slow down. These outlots will be maintained by the developer and/or the homeowners association.

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NOV 16 2004

14. The units that are benefiting from the alley and or private roadways will be accessed an additional due to the homeowners association for the maintenance of those roadways. Fees for those roadways will not be accessed to lots that do not benefit from those roadways.
15. A pedestrian easement is provided between Lots 45 and 46, Block 3 to the Outlots located in Stone Bridge Creek 8th Addition. A future park is proposed for that adjacent Outlot by the developer.
16. Lorenzo Place, Sienna Place, Lucca Place, and Florence Place are private roadways.
17. A drainage report does not need to be included with this submittal as the storm water runoff drainage from this site was previously analyzed for detention with the original Stone Bridge Creek Preliminary Plat. Proposed conditions are not significantly different than those assumed for the original study; therefore no further analysis is warranted.
18. The following waivers are being requested for the above referenced Community Unit Plan:
 - a. A waiver is requested to Title 26 – Section 26.23.140 to allow lots abutting a major street to not have 120 feet in depth for Lots 1 – 3, 15 – 20, and 33 – 35, Block 1 and Lot 1 and 50, Block 3 as the design and intent of the cul-de-sacs, attached single family lots, and single family lots will not allow the lots abutting Humphrey Avenue to maintain 120 feet in depth. The developer is proposing an 8 foot high ornamental wall to separate those units from Humphrey Avenue.
 - b. A waiver is requested to Title 26 – Section 26.23.140 to allow Lots 1 – 35, Block 1, to have a minimum lot depth of residential lots less than 90 feet. The overall design and intent of the development creates several lots that cannot meet the 90 feet minimum lot depth requirement. The lots that are located in the cul-de-sacs have specific house layouts chosen for each lot and fit within the cul-de-sac design and intent. Lots 7 – 11 & 24 – 29, Block 1 are wider requiring garages (through the Site Specific Notes) to be pushed back away from the street to keep the streetscape consistent with the lots across the street.
 - c. A waiver is requested to Title 26 – Section 26.11.020 to not file a preliminary plat as a community unit plan does not require the filing of preliminary plat.



- d. A waiver is requested to Title 27 – Section 27.15.080 to reduce the required minimum square footage for single family lots in the R – 3 zone from 6,000 square feet to 3,000 square feet. The overall design intent is to be in conformance with the comprehensive plan by providing innovative housing developments with a mixture of housing types for the area.
 - e. A waiver is requested to Title 27 – Section 27.15.080 to reduce the required front yard setback in the R – 3 zone from 25 feet to 10 feet to achieve an interesting streetscape through design standards for dwelling units in the development and requiring garages to be moved to the rear of the homes or with lots taking access to an alley.
 - f. A waiver is requested to Title 27 – Section 27.15.080 to reduce the average lot width for a single family lot in the R – 3 zone from 50 feet to 34 feet to provide an innovative design concept with the intent to provide a unique residential development.
 - g. A waiver is requested to Title 27 – Section 27.15.080 to reduce the side yard setbacks from 5 feet to 2 feet on the passive side and to 8 feet on the active side of Lots 1 – 39, Block 2 to create a usable side yard for each lot and maintain 10 feet between each unit.
 - h. A waiver is requested to Title 2 – Section 3.6.1 of the City of Lincoln Design Standards to have private roadways with an inverse slope (crown) of 3.0 % from the gutter line to the roadway to move water away from lots for Lorenzo Place, Sienna Place, Lucca Place, and Florence Place.
 - i. A waiver is requested to Title 2 – Section 3.6.2 of the City of Lincoln Design Standards to not provide concrete curbs on both sides of all roadways for Lorenzo Place, Sienna Place, Lucca Place, and Florence Place as these roadways will be used more as private drives and curbs are not practicable for the roadway.
19. The minimum lot requirements for units located within Stone Bridge Creek – The Villas development will be as follows:
- a. Lot Area – 3,000 sq. ft.
 - b. Lot Width – 34'
 - c. Front Yard Setback – 10'
 - d. Rear Yard Setback – 20'
 - e. Side Yard Setback – 2' & 8' (Lots 1 – 39, Block 2 only)
 - f. Side Yard Setback – 5'
 - g. Height – 35'



Stone Bridge Creek - The Villas
Community Unit Plan
Change of Zone
EDC Job #04-033-025
November 12, 2004
Page 6

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

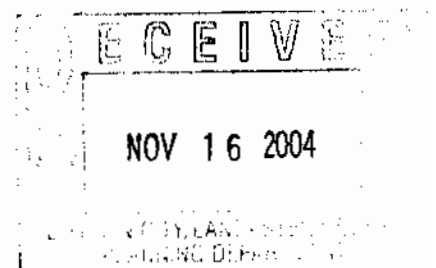


Jason M. Thiellen
Land Planner

Enclosed:

8 Sets of Sheets 1 – 6
24 copies of Sheet 2
8 1/2 X 11 Site Plan
Check for \$3,120.00
Change of zone exhibit
Side yard setback exhibit
Cul-de-sac dimension exhibit
Cul-de-sac concept exhibit
Common lot driveway exhibit
Ownership Certificate

c: Bob Lewis



Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Stone Bridge Creek - The Villas CUP SP#04067
Date:	4/05/05
cc:	Randy Hoskins

Engineering Services has reviewed the Stone Bridge Creek Villas, located east of Humphrey Avenue at Redstone Road, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) A waiver of design standards for sewer running opposite street grades needs to be requested and justified. Public Works would approve this waiver provided that the sewer does not exceed minimum and maximum depths.

Water Mains - The water system is satisfactory.

Grading/Drainage - The grading and drainage plan is satisfactory.

Streets - The following comments need to be addressed.

(4.1) A waiver of design standards for permanent turnaround geometry on a private street needs to be requested and justified for Lorenzo Place, Siena Place, Lucca Place, and Florence Place. Public Works would approve this waiver due to the short cul-de-sac lengths and low number of units taking access to the cul-de-sacs.

(4.2) The brick surfaced sidewalks shown in Outlots D, H, and I will be private facilities and not be within a public access easement. All lines and/or notes that may represent a public access easement need to be removed from the plan. Public Works will not approve brick surfacing for any sidewalk or street for which it has repair responsibilities. Also, Public Works does not recommend brick surfacing on any sidewalk or street without a concrete base.

(4.3) Public Works does not approve the waiver of design standards for sidewalks in Lorenzo, Sienna, Lucca, and Florence Place. Side should be shown on both sides of all public and private streets.

(4.4) Public Works approves the requested waivers of design standards for private roadway cross- sections to allow an inverse crown and to not require curb and gutter.

(4.5) The sidewalk on the east side of Humphrey Avenue and all sidewalks adjacent to Block 2 will be required to be 5' wide due the exceeding of the maximum driveway spacing stated in ADA requirements.

December 1, 2004

(4.6) A waiver of subdivision ordinance requirements for double frontage lots needs to be requested. Humphrey Avenue is not a major street but potentially will carry higher volume commercial traffic. Due to the higher volume commercial traffic, Public Works would support this waiver. Also, since Humphrey is not a major street the lot depth waiver does not appear necessary.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

F:\FILES\sieceb\Projects\2004-11-048\Word Files\stnbgcrk-vlsCUP2.wpd

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Stone Bridge Creek UP#139
Date:	4/11/05
cc:	Randy Hoskins

Engineering Services has reviewed the amendment to the Stone Bridge Creek use permit, located at the south corner of Humphrey Avenue and Centurion Drive. This review is based on this generic use permit. As specific uses are identified, amendments to this use permit showing how the individual uses will be provided sewer, water, storm drainage, and street access will need to be approved by Public Works. Public Works has the following comments on this generic use permit:

Sanitary Sewer - The sewer system is satisfactory.

Water Mains - The following comments need to be addressed.

(2.1) The water main shown as existing in Lot 2 serving the existing buildings needs to be labeled as private and the meter structure needs to be shown on the plans.

Grading/Drainage - The following comments need to be addressed.

(3.1) The existing 100yr flood plain and floodway, if it is present, in the northeast corner of this plat needs to be shown and clearly labeled.

(3.2) Any impacted existing wetlands need to be shown and clearly labeled on the plans.

(3.3) The required detention for Lot 3 in Block 13 is located outside of this use permit and on land not owned by this applicant. Information needs to be provided to the satisfaction of Public Works that this applicant has permission to conduct the proposed grading to provide the required detention off site. If permission is not granted to conduct the necessary grading, the grading and drainage plan will need to be revised to show the required detention located within the boundaries of this use permit. This may require revisions to the site plan as well.

Streets - The street system is satisfactory for this generic use permit.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets,

location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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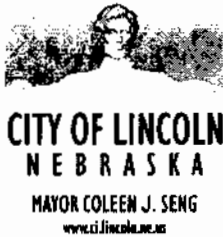
**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner **DATE:** April 12, 2005
DEPARTMENT: Planning **FROM:** Chris Schroeder
ATTENTION: **DEPARTMENT:** Health
CARBONS TO: EH File **SUBJECT:** Stone Bridge Creek
 EH Administration The Villas
 SP #04067 CUP
 CZ #04081 UP #139A
 AN #05009

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The LLCHD notes the proposed residential development is located in close proximity to Interstate 80 and has concerns relative to interstate noise pollution impacting future residents. The LLCHD advises that the Nebraska Department of Roads I-80 Upgrade Draft Environmental Assessment be consulted relative to the predicted noise contours for this area. This noise contour data should be used along with referencing LMC 8.24 Noise Control Ordinance for what are acceptable residential zoning noise standards to establish an appropriate buffer that will protect future residential populations from Interstate 80 noise pollution. The submitted documentation for the proposed development does not include language regarding possible noise abatement strategies to address interstate noise. The LLCHD requests information relative to what noise abatement strategies will be incorporated into this development to help attenuate the Interstate 80 noise pollution.
- Noise pollution from industrial sources is also a concern when locating residential populations adjacent to industrial zoning. Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have significant case history involving residential uses and abutting industrial uses in which the industrial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

Memorandum

Date: 4/14/2005

To: *Becky Horner*

From: *Devin Biesecker*

Subject: *Stone Bridge Creek - Use Permit #139*

cc: *Ben Higgins, Chad Blahak*

Below are Watershed Management's comments for the Amendment to Stone Bridge Creek, Use Permit #139.

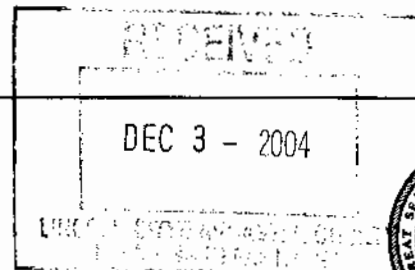
1. The analysis shows hydrologic soil types B & C in both the existing and proposed models. The Lancaster County Soil maps show the soil types in this location to be hydrologic soil types B & D. Revise the Detention Analysis to show the proper soil types for this area.
2. Some of the detention for the use permit is located outside of the permit area, this area is also shown as a proposed mitigation site for wetland and stream impacts. A copy of the approval from the Corps of Engineers for the mitigation site must be submitted to Public Works. If approval has not been granted for the mitigation site an alternate site for detention may have to be submitted and approved.
3. The Detention area located adjacent to N 27th Street is located in the Little Salt Creek Floodplain. This area is considered a "New Growth Area" and is subject to the new No Net Rise floodplain standards. Documentation for the No Net Rise requirement listed in Chapter 10.3 of the Drainage Criteria Manual must be submitted to Public Works.

STATE OF NEBRASKA

DEPARTMENT OF ROADS

John L. Craig, Director
1500 Highway 2
PO Box 94759
Lincoln NE 68509-4759
Phone (402)471-4567
FAX (402)479-4325
www.dor.state.ne.us

December 1, 2004



Mike Johanns
Governor

Becky Homer
City of Lincoln Planning
555 South 10th, Room 213
Lincoln, NE 68508

Re: Stone Bridge Creek – The Villas

A noise study was performed for I-80/Lincoln according to the 23 Code of Federal Regulations (CFR) Part 772 (Federal Highway Administration).

Review of the site plan for Stone Bridge Creek – The Villas shows that lots adjacent to I-80 would be over 71 dBA in the future design year situation (2020). A residential receptor is considered noise impacted at 66 dBA. Taking this into consideration, the entire Stone Bridge Creek – The Villas development is predicted to be noise impacted.

Quality of life would be greatly compromised for receptors nearest I-80 if this development were built as presently proposed due to the close proximity to I-80 as well as lack of noise attenuation. Face-to-face conversation in a backyard area adjacent to I-80 would be difficult without shouting. Future residents would seek help from the State and City to alleviate their situation.

We recommend the developer construct a combination earthen berm and wall to reduce the noise impact that would exist as the development is being proposed.

The environmental document for Project No. IM-80-9(872), I-80 Upgrade Lincoln to Omaha, has been federally approved and signed as of June 25, 2003. Stone Bridge Creek – The Villas was not platted for development at the time the environmental document was signed. The State of Nebraska will not provide noise abatement for developments that are proposed after that signing date, in accordance with the federally approved NDOR Noise Analysis and Abatement Policy, May, 1998.

If you have any questions, please feel free to contact me.

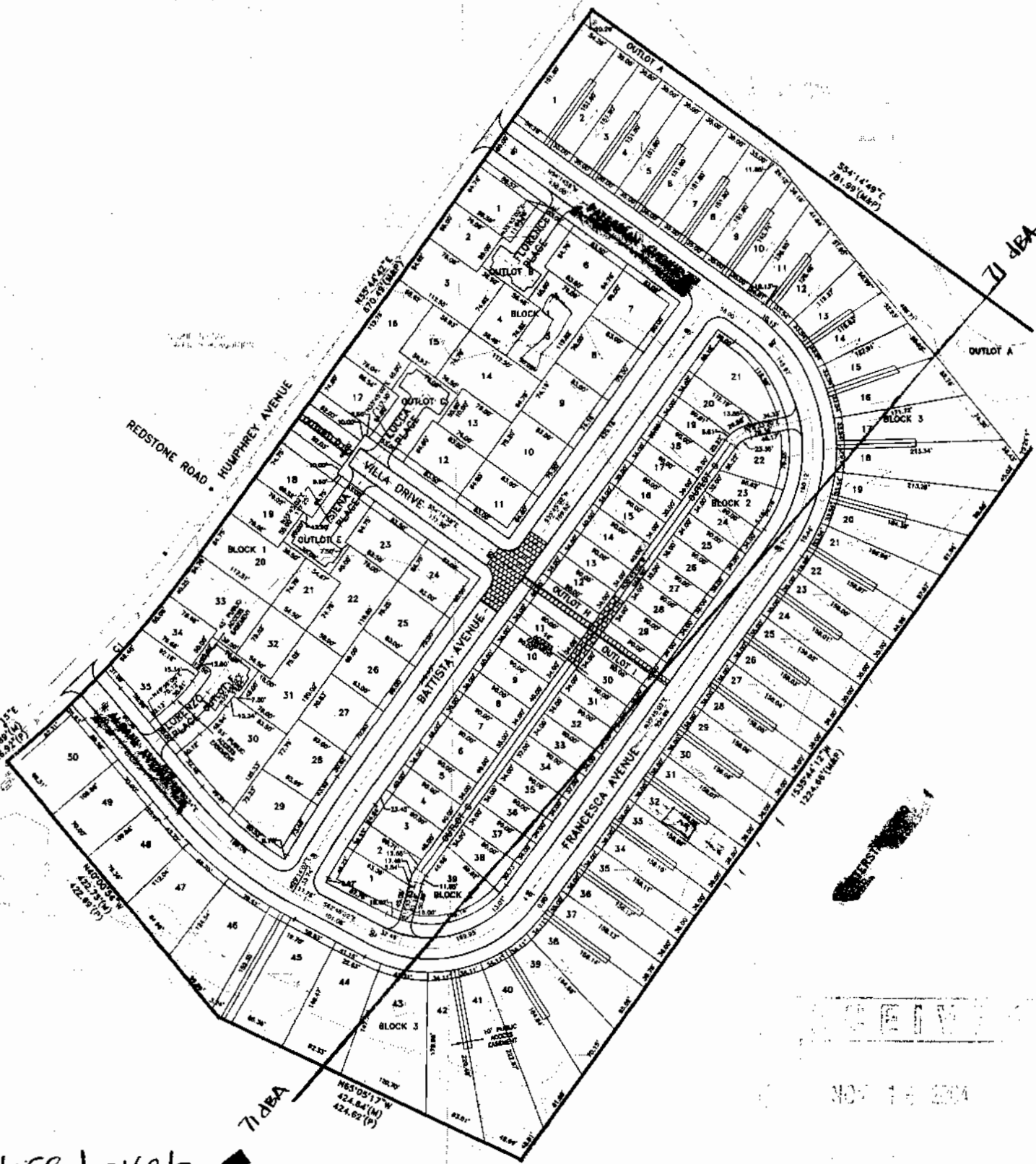
Sincerely,

Mark Ottemann
Phone: 479-4684
Noise, Air and Utilities Engineer
Planning & Project Development Division

cc: Ray Hill, City of Lincoln Planning Department

04-033 develop (dwg) (prelim) plot (exhibits) PP_site.dwg, SITE PLAN EXHIBIT, 11/11/2004 4:20:03 PM, sfgonic, 101

Noise Levels ↑



RECEIVED
NOV 14 2004



Stone Bridge Creek - The Villas
SITE PLAN EXHIBIT
CITY, LINCOLN, NEBRASKA

Drawn By: SFG
Dwg.: PP_site
Date: 11/11/04
Job#: 04-033

SHEET
1 OF 1

INTER-DEPARTMENT COMMUNICATION



DATE: December 13, 2004

TO: Becky Horner, City Planning

FROM: Sharon Theobald
Ext 7640

SUBJECT: DEDICATED EASEMENTS
DN# 72N-21E

Ref. S.P.#04067
C2# 04081

Attached is the C.U.P. for Stone Bridge Creek – The Villas.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the Outlots.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Also, enclosed is a copy of the 115kV Transmission Line easement that crosses through Block 3 and Outlot A. It is recorded as instrument No. 78-33757.

Sharon Theobald

ST/ss

Attachment

c: Terry Wiebke

Easement File ✓



Dennis L Roth

04/04/2005 09:46 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Stone Bridge Creek - The Villas

PROJ NAME: Stone Bridge Creek - The Villas
PROJ NMBR: SP040467, CZ04081, UP139A, AN05009
PROJ DATE: 03/22/2005
PLANNER: Becky Horner

Finding ONE similar/duplicate street names within our database, other than those which are obvious extentions of an existing street.

PROPOSED

Lucca Pl

EXISTING

Luke St (W Luke St)

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: Redstone Rd and Humphrey Ave

PUBLIC STs: Albani Ave, Battista Ave, Francesca Ave, Palladin Ave, Siena Pl and Villa Dr

PVT STs: Florence Pl, Lorenzo Pl, Lucca Pl and Siena Pl,

COMMENTS: Received 04/04/05
Preliminary plat shows Lucca running east off Villa Dr and Siena running west. It would be more desireable and keeping with City Ordance to have both segments named the same. With our objections to Lucca, Siena is preferred.

RECOMMEND **Conditional** Approval

message to Becky Horner

Richard J Furasek
04/04/2005 12:13 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Stone Bridge Creek - The Villas

Upon review of Special Permit (CUP) # SP04067 - CUP, Change of Zone (PUD) # CZ04081, Use Permit # UP139A. and Annexation # AN05009, we have no objections from the utilities plan for this area. Our main concern is our lack of Fire Department facilities and resources in the area, which creates increased response times, which does not allow us to provide the type of emergency response in a timely fashion that our citizens have grown to expect from our Department.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF05062**

Address

Job Description: **Development Review - Fire**

Location: **STONE BRIDGE CREEK - THE VILLAS**

Special Permit: **Y 04067**

Preliminary Plat:

Use Permit: **Y 139A**

CUP/PUD:

Requested By **BECKY HORNER**

Status of Review: **Approved**

04/04/2005 7:23:48 AM

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments: **approved**

Current Codes In Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
2000 NFPA 101 Life Safety Code
2000 Local Amendments International Firecode
Applicable NFPA National Fire Code Standards

APR - 4 2005